

Preston St Mary Parish Council

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Minutes of an Additional Meeting of Preston St Mary Parish Council

held at 7.30 p.m. on Tuesday 22 November 2016 in the Village Hall

1. Chairman's welcome

Chairman Cllr McGrory welcomed the following Parish Councillors – K. Hanlon; R. Bardzinski and A. Luck. Chairman introduced the newly appointment Parish Clerk – Nicola Smith. There were also 4 members of the public in attendance.

- i. Apologies for absence from Cllr Shenton and Cllr Martin who were unavailable. Cllr Bisson had not sent his apologies, but it was acknowledged that the Additional Meeting had had to be called at very short notice and therefore he may not have had the opportunity to respond;
- ii. Chairman proposed, and all Cllrs agreed that all apologies were accepted.

2. To receive Member's Declarations of Interest

- i. To receive disclosures of pecuniary and non-pecuniary interests for the Agenda under discussion – none;
- ii. To receive declarations of gifts of hospitality received – none;
- iii. To consider requests for dispensation for pecuniary interests for the Agenda under discussion – not applicable.

Following discussion with Clerk, Chairman proposed and all Cllrs agreed to a public forum at this point in the meeting.

Members of the public made comments/observations on planning matter B/16/01474 as follows:-

- It seems that the Applicant is asking for an extension to a garage that does not exist;
- This new planning matter should be determined on its own merits and not rely upon previously approved plans for a single garage;
- This tandem garage will have a significantly larger footprint than that previously approved for a single garage;
- The height of the proposed plans will be equivalent to half way up the bedroom window on the neighbouring property and will affect the light and outlook from that property;
- BDC do not seem to take into account the 45 degree rule, why is that when other Councils do?
- Applebough is one of two adjoining cottages, which are arguably one of the oldest listed barn conversions in England. The adjoining cottage is Spring Cottage, and that has had very little development to it. Concerns about over development of the Applebough plot, and it will look cluttered (there is also a shepherds hut which can be seen from the road);
- Concern that the planning department have not been consistent. In 2012 the owners of Greenacres (other side of Spring Cottage) were refused planning permission because the proposed structure was within 30 yards of a listed building. The proposed plans at Applebough are well within 30 yards of the listed building;

- Concerns that proposed plans are beyond the building line;
- Concerns about height and pitch of roof and how that will look from the street.

3. Planning Matter

- i. Application No: B/16/01474 – Applebough, Whelp Street, Preston St Mary. Erection of extension to garage, amended design to that approved under B/13/00829.

Cllrs had the opportunity to go through the plans which the Clerk had brought along to the meeting.

Chairman asked Cllrs if they had any observations to make about the proposed plans. The following observations were raised:

- The PC would like BDC to clarify whether this application is a new application and will be considered on its own merits, or is it an amended application to that approved in 2013 under planning matter B/13/00829. Had that previous application lapsed? The Clerk confirmed that she had that day spoken with BDC Planning Department and had been advised that the conditions to planning application B/13/00829 had not been adhered to within the three year time limit i.e building works had not commenced and as such that application had lapsed and had presumably prompted this application under B/16/01474.
- The PC expressed concern that if the Applicant had deliberately sought approval of plans under B/13/00829 and then not met the conditions of that application to seek to rely on the fact that it was approved in order to ultimately obtain a much larger structure, then that may be construed as an abuse of the planning process, and that this new application should be considered on its own merits and not rely of previously approved plans that had been permitted to elapse;
- There had been approved plans in place for three years to build a single garage, and the driveway would accommodate at least two vehicles;
- Given the reasons set out by the Applicant for the tandem garage, the Parish Council have concern that if B/16/01474 is approved then in due course this significantly larger structure will become subject to a further planning application seeking to change its use to residential property. The size/height of the building combined with the pitch of the roof may permit that to be easily achieved;
- The proposed plan is proportionately significantly larger than that previous approved it has to be in order to accommodate two cars as opposed to one. It is imposing. It may amount to an overdevelopment of that site. It is incongruous with not only the surrounding properties, but also the rural nature of Whelp Street;
- Concern as to whether the footprint of this proposed tandem garage is very similar in size to the original footprint of Applebough;
- Concern as to why the garage is so far forward on the plot and that it may be on the build line.

Chairman proposed that the Clerk write to Babergh District Council Planning Department with the concerns/observations made by the Parish Council. Cllr Bardzinski seconded. All Cllrs present agreed.

Meeting closed at 8.10pm

Minutes signed by the Chairman, Councillor Kerrie McGrory

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Date.....